

041.0

0004

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
860,600 / 860,600

USE VALUE:

860,600 / 860,600

ASSESSED:

860,600 / 860,600



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		DARTMOUTH ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: CHEN JINGWEN	
Owner 2: TANG JING	
Owner 3:	

Street 1: 29B WINTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: DUDDY JOHN J -

Owner 2: -

Street 1: 11 DARTMOUTH ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								28259
								GIS Ref
								GIS Ref
								Insp Date
								11/08/18

## USER DEFINED

Prior Id # 1:	28259
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	18:41:57
LAST REV Date	Time
04/09/19	13:57:14
apro	
3446	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
DUDDY JOHN J,	57063-528		6/29/2011		490,000	No	No									
	12238-604		7/5/1972			No	No	N								

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																												
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			CRAWL SPACE, OF=2 SINKS IN BMT.																																																																																																
Sty Ht: 2 - 2 Story				A Bath:	Rating:																																																																																																			
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																																			
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																																			
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																			
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																																																																			
Sec Wall:	%			OthrFix: 2	Rating: Fair																																																																																																			
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																																																																																																				
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid   Desc: Line 1   # Units: 1																																																																																																
Color: GREEN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																				
View / Desir:				Fpl:	Rating:																																																																																																			
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																																																																																																			
Grade: C - Average				<b>CONDOS INFORMATION</b>																																																																																																				
Year Blt: 1923	Eff Yr Blt:			Location:																																																																																																				
Alt LUC:	Alt %:			Total Units:																																																																																																				
Jurisdct:	Fact: .			Floor:																																																																																																				
Const Mod:				% Own:																																																																																																				
Lump Sum Adj:				Name:																																																																																																				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																																																												
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL																																																																																													
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	1	6	2																																																																																														
Sec Int Wall:	%			Economic:		%	Additions:	1	5	2																																																																																														
Partition: T - Typical				Special:		%	Kitchen:																																																																																																	
Prim Floors: 3 - Hardwood				Override:		%	Baths:																																																																																																	
Sec Floors: 5 - Lino/Vinyl	20%			Total:	31	%	Plumbing:																																																																																																	
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:																																																																																																
Subfloor:				Basic \$ / SQ:	170.00		Other Features:	Totals	2	11	4																																																																																													
Bsmnt Gar:				Size Adj.: 1.12554348			Heating:																																																																																																	
Electric: 3 - Typical				Const Adj.: 0.98392206			General:																																																																																																	
Insulation: 2 - Typical				Adj \$ / SQ: 188.266			<b>COMPARABLE SALES</b>																																																																																																	
Int vs Ext: S				Other Features: 105100			Rate	Parcel ID	Typ	Date	Sale Price																																																																																													
Heat Fuel: 1 - Oil				Grade Factor: 1.00																																																																																																				
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																																																																																																				
# Heat Sys: 2				NBHD Mod:																																																																																																				
% Heated: 100				LUC Factor: 1.00																																																																																																				
Solar HW: NO				Adj Total: 596721																																																																																																				
% Com Wall				Depreciation: 184983																																																																																																				
				Depreciated Total: 411737																																																																																																				
<b>MOBILE HOME</b>				WtAv\$/SQ:				AvRate:		Ind.Val																																																																																														
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]																																																																																																								
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 041.0-0004-0014.0																																																																																																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																							
3	Garage	D	Y	1	19X20	A	AV	1923	21.58	T	40	104			4,900		4,900																																																																																							
More: N	Total Yard Items:	4,900		Total Special Features:					Total:					4,900																																																																																										
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